

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, February 5, 2018, at 6:00 P.M. in the Planning and Zoning Conference Room, 2nd Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

Debbie Holt	Chairman
Ken White	Vice-Chairman
Tracey Dierolf	Secretary
George Dalton	Member
John Sheppard	Member
D Todd Parrish	Alternate

constituting a quorum. Also present was City Council Representative Sharron Spencer and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Debbie Holt called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:00 P.M.

NEW BUSINESS

Mr. Stombaugh briefed the Board of Zoning Adjustment regarding the items scheduled to be heard in the regular public hearing.

ADJOURNMENT

With no further discussion, George Dalton made a motion to adjourn. John Sheppard seconded the motion which prevailed by the following vote:

Ayes:	Holt, White, Dierolf, Dalton, Sheppard, Parrish
Nays:	None
Absent:	None

The Briefing Session was adjourned at approximately 6:11 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE
CITY OF GRAPEVINE, TEXAS, ON THE 2ND DAY OF APRIL 2018.

APPROVED:


CHAIRMAN


SECRETARY

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, February 5, 2018 at 6:15 P.M., in the Council Chambers, 2nd Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Debbie Holt	Chairman
Ken White	Vice-Chairman
Tracey Dierolf	Secretary
George Dalton	Member
John Sheppard	Member
D Todd Parrish	Alternate

constituting a quorum. Also present was City Council Representative Sharron Spencer and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Holt called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:16 P.M.

PUBLIC HEARING

BOARD OF ZONING ADJUSTMENT CASE BZA17-15, DAVID KLEMPIN, 428 EAST WALL STREET

The first item for the Board of Zoning Adjustment to consider was tabled case BZA17-15 submitted by David Klempin for property located at 428 East Wall Street platted as Lot 6R, G.E. Hurst Subdivision.

Section 15.G.1, "R-7.5" Single Family District, Area Regulations requires a minimum front yard setback of 30-feet. The applicant requested a variance of 14-feet requesting a variance of 14-feet allowing a front yard depth of 16-feet for an existing lot to the north along East Wall Street.

Section 15.G.4., "R-7.5" Single Family District, Area Regulations requires a minimum lot width of 95-feet for a reverse frontage lot. The applicant requested a variance of 23-feet, allowing a lot width of 72-feet for an existing lot.

Mr. Stombaugh explained that Staff found a special condition existed for the variances requested. Specifically, the subject site was an existing lot that was originally platted in 1948 predating the City's first zoning ordinance enacted in 1955. Additionally, developed, platted property existed to the south and west along with dedicated street

right-of-way (Wall Street, Dooley Street) to the north and east which prohibited any possible expansion of the lot.

Mr. Stombaugh stated that a Public Hearing had been held on January 8, 2018 with a lot of discourse from area property owners. A motion to table the case was made that allowed the most affected surrounding property owner's opportunity to meet with the applicant and other city staff to discuss concerns and possible solutions to mitigate those concerns. He explained that it was his understanding that an agreement had been made between all parties.

With no questions for Mr. Stombaugh, Paul W. McCallum, Convention and Visitors Bureau Director, of 636 South Main Street, Grapevine, Texas, took the Oath of Truth; he explained that Staff had taken direction by the Board very seriously. He stated that multiple meetings were conducted with the homeowners, Public Works Staff, City Attorney, City Manager, Historic Preservation Department and the City Mayor. He stated that several topics of concern were addressed. Mr. McCullum stated that the homeowners concerns relative to the Board of Zoning Adjustment case would be addressed in two (2) categories. The first topic of concern related to the restoration of the property, the property was a Historic Preservation Commission Landmark Property and the Historic Preservation Commission Design Guidelines took care of concerns that related to restoration such as foundation, siding, and windows. The second topic of concern would be resolved by placing deed restrictions on the property such as restricting all future structures on the property to maintain a thirty-foot setback, a detached garage be a permanent structure and maintain a six-foot (6') side yard and six-foot (6') rear yard setback, limiting the height of the porch to thirty-inches, underpinning not to exceed sixteen-inches, and any future fencing be inside the thirty-foot build line.

Mr. McCullum explained other items that were not related to the Board of Zoning Adjustment case but concerned the homeowners such as curbs, gutters, drainage, screening fences and plantings were addressed as well.

With no questions for Mr. McCallum, property owner Neal Cooper of 404 East Wall Street, Grapevine, Texas, took the Oath of Truth; he expressed his appreciation to the Board for allowing the case to be tabled for thirty days, he stated it allowed neighbors time to come together with several departments within the city and discuss multiple topics of concern that ultimately led to a solution.

With no questions for Neal Cooper, and no additional speakers, Ken White made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes:	Holt, White, Dierolf, Sheppard, Dalton, Parrish
Nays:	None
Absent:	None

Ken White made a motion that a special condition existed for the requested variances. Specifically, the subject site was an existing lot that was originally platted in 1948 predating the City's first zoning ordinance enacted in 1955. Additionally, developed, platted property existed to the south and west along with dedicated street right-of-way (Wall Street, Dooley Street) to the north and east which prohibited any possible expansion of the lot. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dierolf, Sheppard, Dalton, Parrish
Nays: None
Absent: None

Ken White then made a motion to grant the following variances to "R-7.5" Single Family District, Area Regulations: Section 15.G.1., allowing a front yard depth of 16-feet for an existing lot to the north along East Wall Street; Section 15.G.4, allowing a lot width of 72-feet for an existing lot. Tracey Dierolf seconded the motion which prevailed by the following vote:

BOARD OF ZONING ADJUSTMENT CASE BZA18-01, COLLEEN BURCHFIELD, 411 TURNER ROAD

The next item for the Board of Zoning Adjustment to consider was BZA18-01 submitted by Colleen Burchfield for property located at 411 Turner Road, Tracts 30G and 30M, Abstract 946, A.F. Leonard Survey.

Section 16.G.5, "R-5.0" Zero-Lot-Line District, Area Regulations requires a minimum lot depth of 100-feet. The applicant requested a variance of twenty-one (21') feet at its narrowest portion for the proposed western lot (Lot 1), allowing a lot depth of seventy-nine (79') feet at its narrowest portion, and a variance of sixteen (16') feet at its narrowest portion for the proposed eastern lot (Lot 2), allowing a lot depth of eighty-four (84') feet at its narrowest portion.

Mr. Stombaugh explained that Staff found no special conditions existed for the requested variances. Specifically, subdividing the lot into two (2) separate lots created a self-imposed hardship relative to the variance requested for lot depth for the second lot.

Mr. Stombaugh stated that the current unplatted property as it existed was nonconforming relative to lot depth. Attempts to purchase additional property to the north to make the subject property conforming to the 100 foot lot depth requirement had been unsuccessful. The applicant intended to plat the property into two (2) separate residential properties. He further explained that staff could support a variance request to the lot depth requirement for a single lot; however subdividing the property into two (2) created a second lot that also needed consideration from the Board relative to lot depth and was a self-created hardship.

With no questions for Mr. Stombaugh, Lee Burchfield, of 745 Trails End Circle, Hurst, Texas, took the Oath of Truth; he explained to the Board that the property had been taxed as two (2) lots by Tarrant Appraisal District and the City of Grapevine. He stated that there was no access the north lot because it was bound by the property to the south making the properties unusable, if the lots were allowed to be separated the

minimum square footage for each lot well exceeded the required 5,000 square feet. He requested favorable consideration of the request and offered to answer any questions of the Board

John Sheppard asked Mr. Burchfield if he understood that when the property became platted it would be to the current rules and regulations post 1983. Mr. Burchfield stated that he did not know what the rules and regulations for 1983 were, however he had taken into consideration the cities setbacks and easement requirements regarding front yard, rear yard and side yard setbacks, there was plenty of property there to meet the R-5.0 zoning.

With no further questions for, Mr. Burchfield, Eloise Tarrant of 7541 Ashcroft Drive, Fort Worth, Texas, took the Oath of Truth; she explained that she owned property at 422 Jones Street and had been notified. She expressed her concern that her property on Jones Street would be effected. Mr. Stombaugh explained to Ms. Tarrant that the location of the subject property had no effect on any property on Jones Street.

With no questions for Ms. Tarrant, Rose Brewer, of 3512 Mercury Drive, Grapevine, Texas, took the Oath of Truth; she explained that her mother owned property at 403 Turner Road. She requested clarification as to what was being requested. Ms. Holt explained that variances were being requested for depth of lots to construct two (2) residential homes. Ms. Brewer asked if the homes would be similar to the homes already in the neighborhood. Ms. Holt stated that she could not answer that, however if houses were allowed they would be constructed within current city codes and inspections. Ms. Brewer expressed her concern regarding the congestion of Turner Road during city events and wanted to make sure the homes were constructed far enough off the road. Ms. Holt explained that when a house was constructed, there were requirements to have off street parking. Mr. Stombaugh confirmed that two (2) parking spaces behind the front yard setback was required.

With no questions for Ms. Brewer, and no additional speakers, Ken White made a motion to close the public hearing. George Dalton seconded the motion which prevailed by the following vote:

Ayes:	Holt, White, Dierolf, Sheppard, Dalton, Parrish
Nays:	None
Absent:	None

Ken White made a motion that no special condition existed for the requested variances George Dalton seconded the motion which prevailed by the following vote:

Ayes:	Holt, White, Sheppard, Dalton, Parrish
Nays:	Dierolf
Absent:	None

MINUTES

Next the Board of Zoning Adjustment considered the minutes of the January 8, 2018, Briefing Session and Public Hearing.

Tracey Dierolf made a motion to accept the minutes of the January 8, 2018, Briefing Session. John Sheppard seconded the motion.

Ayes: Holt, White, Dierolf, Sheppard, Parrish
Nays: None
Abstain: Dalton

Tracey Dierolf made a motion to accept the minutes of the January 8, 2018, Public Hearing. Ken White seconded the motion which prevailed by the following vote:

Ayes: Holt, White, Dierolf, Sheppard, Parrish
Nays: None
Abstain: Dalton

ADJOURNMENT

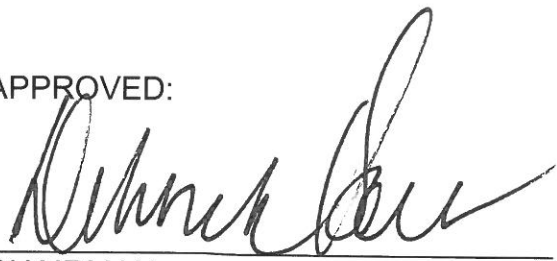
With no further discussion, John Sheppard made a motion to adjourn. George Dalton seconded the motion, which prevailed by the following vote:

Ayes: Holt, White, Dierolf, Sheppard, Dalton, Parrish
Nays: None
Absent: None

The meeting was adjourned at approximately 6:55 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 2ND DAY OF APRIL 2018.

APPROVED:



CHAIRMAN

SECRETARY